

Lodge Close, Edgware, Greater London. HA8 7RL



- Lift
- 3 Bedrooms
- 2 Bathrooms (1 En Suite)
- Guest Cloakroom off hallway
- Spacious Living Room with South Facing Balcony
- Fitted Kitchen
- On site caretaker
- Garage space and Communal Gardens
- 999 year lease from 1999
- Chain Free

£499,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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These particulars are prepared with all due care and attention for the convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract.

Bedroom 1 (18' 0" x 15' 11") or (5.49m x 4.85m)

Bedroom 2 (14' 7" x 7' 6") or (4.45m x 2.29m)

Bedroom 3 (11' 0" x 8' 2") or (3.35m x 2.49m)

Kitchen (11' 11" x 7' 1") or (3.63m x 2.16m)

Lounge/Dining Room (20' 3" x 18' 3") or (6.17m x 5.56m)

Bathroom

En-Suite Bathroom

Guest Cloakroom WC

Hallway

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: F


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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Edgware,
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HA8 7LY

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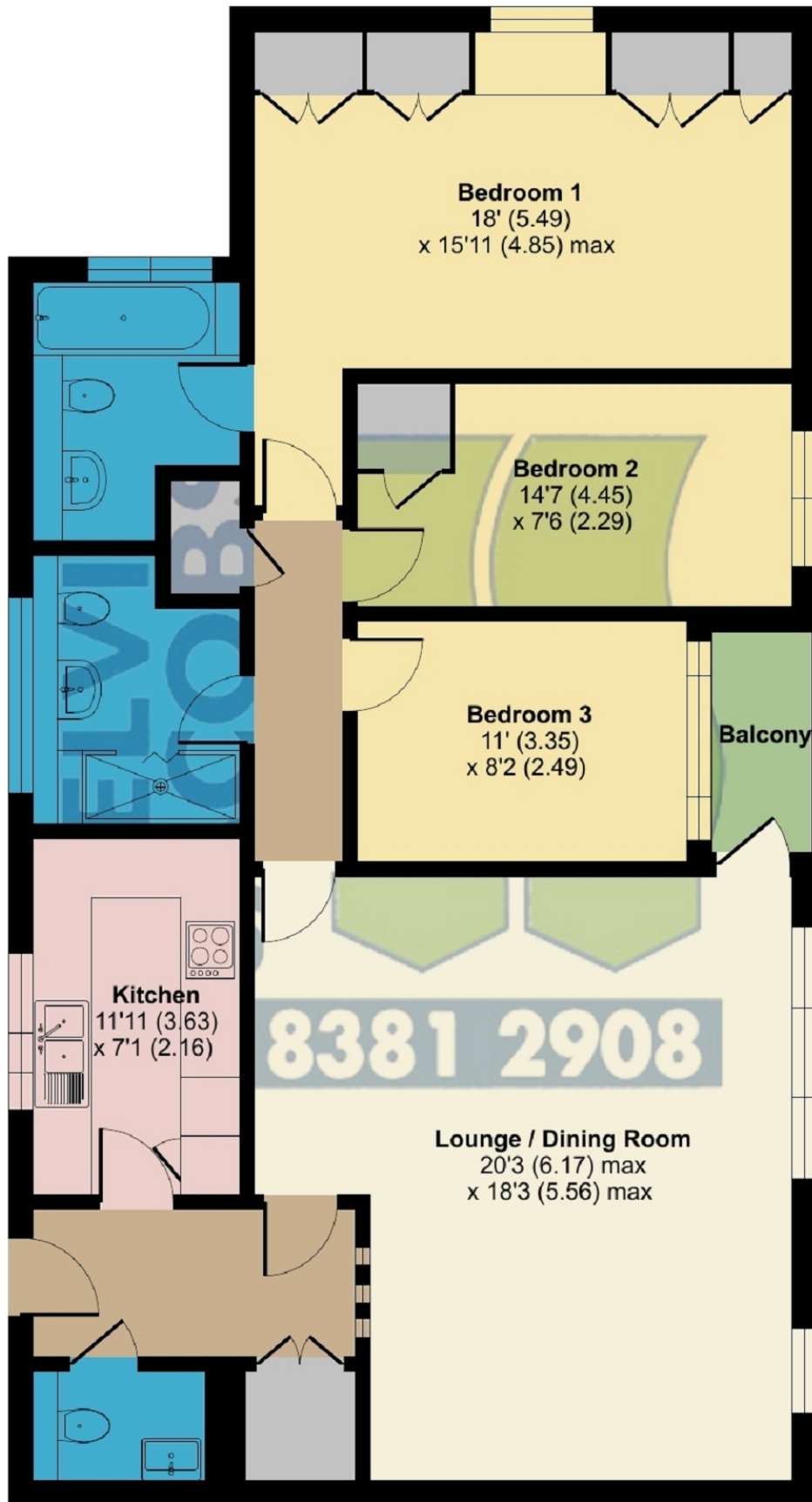
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Approximate Area = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Melvin Jacobs Estate Agents. REF: 1176608